

In re:
Jamie Lynn Gallian
Debtor

Case No. 21-11710-SC
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0973-8
Date Rcvd: Apr 14, 2025

User: admin
Form ID: pdf042

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 16, 2025:

NONE

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
db	+ Email/PDF: jamiegallian@gmail.com	Apr 15 2025 02:01:00	Jamie Lynn Gallian, 16222 Monterey Ln Unit 376, Huntington Beach, CA 92649-2258

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 16, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 14, 2025 at the address(es) listed below:

Name	Email Address
Aaron E. De Leest	on behalf of Plaintiff Jeffrey I. Golden adeleest@marshackhays.com adeleest@marshackhays.com,alinares@ecf.courtdrive.com
Aaron E. De Leest	on behalf of Trustee Jeffrey I Golden (TR) adeleest@marshackhays.com adeleest@marshackhays.com,alinares@ecf.courtdrive.com
Bradford Barnhardt	on behalf of Plaintiff Houser Bros. Co. bbarnhardt@marshackhays.com bbarnhardt@ecf.courtdrive.com,alinares@ecf.courtdrive.com
Bradford Barnhardt	on behalf of Interested Party Courtesy NEF bbarnhardt@marshackhays.com bbarnhardt@ecf.courtdrive.com,alinares@ecf.courtdrive.com

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Bradford Barnhardt

on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates bbarnhardt@marshackhays.com
bbarnhardt@ecf.courtdrive.com;alinares@ecf.courtdrive.com

Brandon J. Iskander

on behalf of Plaintiff The Huntington Beach Gables Homeowners Association biskander@goeforlaw.com
kmurphy@goeforlaw.com

Brandon J. Iskander

on behalf of Creditor The Huntington Beach Gables Homeowners Association biskander@goeforlaw.com
kmurphy@goeforlaw.com

Christopher L Blank

on behalf of Debtor Jamie Lynn Gallian chris@chrisblanklaw.com

Christopher L Blank

on behalf of Attorney Christopher L. Blank Attorney at Law, PC chris@chrisblanklaw.com

D Edward Hays

on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates ehays@marshackhays.com
ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays

on behalf of Interested Party Courtesy NEF ehays@marshackhays.com
ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays

on behalf of Plaintiff Houser Bros. Co. ehays@marshackhays.com
ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

Eric P Israel

on behalf of Trustee Jeffrey I Golden (TR) epi@lnbyg.com danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Jeffrey I Golden (TR)

lwerner@go2.law kadele@go2.law;C205@ecfcbis.com

Laila Rais

on behalf of Interested Party Courtesy NEF lmasud@marshackhays.com
lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com

Laila Rais

on behalf of Plaintiff Houser Bros. Co. lmasud@marshackhays.com
lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com

Laila Rais

on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates lmasud@marshackhays.com
lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com

Mark A Mellor

on behalf of Interested Party Courtesy NEF mail@mellorlawfirm.com mellormr79158@notify.bestcase.com

Mark A Mellor

on behalf of Defendant Randall L Nickel mail@mellorlawfirm.com mellormr79158@notify.bestcase.com

Robert P Goe

on behalf of Interested Party The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com
rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com

Robert P Goe

on behalf of Plaintiff The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com
rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com

Robert P Goe

on behalf of Creditor The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com
rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com

Shantal Malmed

on behalf of Interested Party Courtesy NEF cheryl.caldwell@gmlaw.com

Shantal Malmed

on behalf of Trustee Jeffrey I Golden (TR) shantal.malmed@gmlaw.com cheryl.caldwell@gmlaw.com

Shantal Malmed

on behalf of Plaintiff Jeffrey I. Golden shantal.malmed@gmlaw.com cheryl.caldwell@gmlaw.com

United States Trustee (SA)

ustpregion16.sa.ecf@usdoj.gov

Valerie Smith

on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

TOTAL: 27

1 ERIC P. ISRAEL (State Bar No. 132426)

EPI@LNBYG.COM

2 LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P.

3 2818 La Cienega Ave.

Los Angeles, California 90034

4 Telephone: (310) 229-1234

5 Facsimile: (310) 229-1244

6 Attorneys for Jeffrey I. Golden, Trustee

FILED & ENTERED

APR 14 2025

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY bolte DEPUTY CLERK

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9 **UNITED STATES BANKRUPTCY COURT**

10 **CENTRAL DISTRICT OF CALIFORNIA**

11 **SANTA ANA DIVISION**

12 In re

13 JAIME LYNN GALLIAN,

14 Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7

**SUPPLEMENTAL ORDER GRANTING
TRUSTEE'S MOTION FOR ORDER
COMPELLING TURNOVER OF
MANUFACTURED HOME CURRENTLY
LOCATED AT 16222 MONTEREY LANE,
SPACE 376, HUNTINGTON BEACH, CA
92649, DECAL NO. LBM1081 (DOCKET
NO. 538)**

Date: April 10, 2025

Time: 9:30 a.m.

Place: Courtroom "5C"

411 W. 4th Street,

Santa Ana, California

23
24 On April 10, 2025, 9:30 a.m., the Court held an evidentiary hearing on the Trustee's Motion
25 for Order Compelling Turnover of Manufactured Home Currently Located at 16222 Monterey Lane,
26 Space 376, Huntington Beach, Ca 92649, Decal No. LBM 1081 (Dk. 538). The Court on April 10,
27 2025, having entered its Order re: (1) Chapter 7 Trustee's Motion for Order Compelling Debtor and
28 Any Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of

1 Writ of Assistance (Dk. 538); (2) Trustee's Motion to Authorize Sale of Manufactured Home
2 Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, Ca 92649, Decal No.
3 LBM 1081, Free and Clear of Liens and Homestead Exemption (Dk. 539); and, (3) Good Faith
4 Finding Pursuant to Section 363(M) on April 10, 2025 (Dk. 593) (the "Omnibus Order"), having
5 read and considered the Declaration of Eric P. Israel Requesting Supplemental Orders on: (1)
6 Chapter 7 Trustee's Motion for Order Compelling Debtor and Any Other Occupants to Vacate and
7 Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance (Dk. 538); and (2)
8 Trustee's Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey
9 Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM 1081, Free and Clear of Liens and
10 Homestead Exemption (Dk. 539) (Dk. 597), good cause appearing, it is

11 ORDERED THAT:


- 12 1. The Turnover Motion (Dk. 538) is granted in its entirety.
- 13 2. The Debtor and any other occupants of the Property must vacate and turn over all
14 possession, custody and control of the Property to the Trustee by April 24, 2025.
- 15 3. The Debtor and any other occupants of the Property must leave the Property vacant
16 and in its present, good, broom-swept condition without any refuse, trash, or personal belongings
17 remaining.
- 18 4. The Debtor and any occupants of the Property must provide the Trustee with all keys
19 to the Property, along with any security codes and garage door and/or gate openers, by April 24,
20 2025.
- 21 5. The Trustee is authorized to prepare a writ of assistance consistent with this order for
22 issuance by the Clerk of the Court. The Trustee may levy or execute on such writ should the Debtor
23 or any other occupants fail to timely vacate the Property as set forth in this order.
- 24 6. The United States Marshals Service (the "U.S. Marshal") is authorized to effectuate
25 an eviction of all occupants and turn over possession of the Property to the Trustee or his agents
26 should any occupants fail to timely comply with the deadline stated in this order, including the use of
27 any reasonable force necessary to enforce this order. Pursuant to Local Bankruptcy Rule 7064-1(e):
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1 Upon execution and entry of this Order, the United States Marshals Service [and any other
2 executing officer authorized by the court] (collectively, the "U.S. Marshal") is immediately
3 directed to assist Trustee to enforce the underlying order awarding possession. Trustee and
4 his authorized agent(s) will act as substitute custodian of any and all items of personal
5 property seized pursuant to this Order and the U.S. Marshal shall have no liability arising
6 from any acts, incidents, or occurrences in connection with the seizure of the personal
7 property located at the subject real property arising in the ordinary authorized scope of duties
8 of the U.S. Marshal (which acts do not include acts arising from negligent or intentional
9 tortious conduct), including any third party claims and the U.S. Marshal shall be discharged
10 of his or her duties and responsibilities for safekeeping of the seized goods. The U.S. Marshal
11 accomplishing such eviction or seizure shall use whatever reasonable force necessary to
12 break open and enter the subject real property regardless of whether the premises or location
13 is locked or unlocked, occupied or unoccupied and to inspect the contents of any room,
14 closet, cabinet, vehicle, container, desk or documents. Anyone interfering with the execution
15 of this Order is subject to arrest by law enforcement officials

16 7. The Trustee is authorized without further Court order to remove or destroy any items
17 of personal property remaining at the Property. The Trustee and his agents are deemed to have
18 satisfied all obligations they may have under applicable law relating to the removal and/or
19 abandonment of the personal property.

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24 Date: April 14, 2025


Scott C. Clarkson
United States Bankruptcy Judge